



**CITY OF SOMERVILLE, MASSACHUSETTS**  
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**ZONING BOARD OF APPEALS AGENDA**

Aldermanic Chambers, City Hall, 93 Highland Avenue  
Wednesday, May 1, 2019  
6:00 P.M.

**Previously Opened Cases Continued to a Future Date**

<b>80 Powder House Boulevard (ZBA 2018-82-R1-2/19)</b>	
Applicant:	David J. Giller
Property Owner:	David J. Giller
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant and Owner, David J. Giller, seeks a Special Permit under §4.4.1 of the SZO to increase the non-conforming FAR from 1.04 to 1.23 by finishing the basement. Applicant/Owner also seeks a Revision to a Special Permit under §5.3.8 of the SZO as follows: revise Condition 10 of the prior ZBA decision restricting the property to two parking spaces as the Applicant wants to add a third parking space, so there would be two side-by-side spaces and one tandem space. RA zone. Ward 7.
Date(s) of Hearing(s):	3/20, 4/3, 4/17, 5/1
Staff Recommendation:	Increase nonconforming FAR: Conditional approval Revision to SP: Denial
ZBA Action:	Voted on April 17, 2019 to continue to May 15, 2019.
Current Status:	Continued to May 15, 2019.



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<b>14 Cutler Street (ZBA 2018-180)</b>	
Applicant:	Margaret O'Meara
Property Owner:	Margaret O'Meara
Agent:	N/A
Legal Notice:	Applicant and Owner, Margaret O'Meara, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a rear deck within the required right side yard setback. RB Zone. Ward 5.
Date(s) of Hearing(s):	4/3, 4/17, 5/1
Staff Recommendation:	None at this time.
ZBA Action:	Voted on April 17, 2019 to continue to May 15, 2019.
Current Status:	Continued to May 15, 2019.

<b>47 Oliver Street (ZBA2018-194)</b>	
Applicant:	North America Development
Property Owner:	Selma P. Damasceno
Agent:	N/A
Legal Notice:	Applicant, North America Development, and Owner, Selma P. Damasceno, seek special permits under §4.4.1 of the SZO to alter a non-conforming property including increasing the Gross Floor Area (GFA) by more than 25%, upward and linear extension of the non-conforming left side yard setback through the construction of a large rear addition. Number of units to increase from two to three. Parking relief under Article 9 of the SZO. RB zone. Ward 1.
Date(s) of Hearing(s):	2/20, 3/6, 3/20, 4/3, 4/17, 5/1
Staff Recommendation:	No recommendation at this time.
ZBA Action:	Voted on April 17, 2019 to continue to May 15, 2019.
Current Status:	Continued to May 15, 2019.

**Previously Opened Cases to Request a Continuance**

<b>118-124 College Avenue (ZBA 2018-166)</b>	
Applicant:	Havurat Shalom Community Seminary, Inc
Property Owner:	Lacourt Realty, LLC
Agent:	Meredith Porter
Legal Notice:	Applicant, Havurat Shalom Community Seminary, Inc., through their representative, Meredith Porter, seeks an Administrative Appeal per SZO §3.1.9, §3.2, and §3.2.3 of building permit No. B18-001184 issued by the Inspectional Services Department (ISD). The property for which the building permit was issued is owned by LaCourt Realty, LLC. RB zone. Ward 6.
Date(s) of Hearing(s):	12/12, 1/23, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17, 5/1
Staff Recommendation:	Deny administrative appeal and uphold ISD decision.
ZBA Action:	Voted on April 17, 2019 to continue to May 1, 2019.
Current Status:	The Applicant has requested a continuance to May 15, 2019.



<b>16 Whipple Street (ZBA 2018-173):</b>	
Applicant:	David Feeney
Property Owner:	David Feeney
Agent:	N/A
Legal Notice:	Applicant and Owner, David Feeney, seeks a Special Permit under §4.4.1 to construct a dormer within the left side yard setback. RC zone. Ward 6.
Date(s) of Hearing(s):	4/3, 4/17, 5/1
Staff Recommendation:	See Staff Report Recommendation
ZBA Action:	Voted on April 3, 2019 to continue to the application to May 1, 2019.
Current Status:	The Staff anticipates the Applicant will submit a request to continue to June 19, 2019.

<b>40 Columbus Avenue (ZBA 2018-147)</b>	
Applicant:	Vincent Spadea
Property Owner:	Vincent Spadea
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant and Owner, Vincent Spadea, seeks a special permit under SZO §7.11.2.b to convert an existing two-family dwelling into three-dwelling units, special permits under SZO §4.4.1 to alter the nonconforming lot area per dwelling unit requirement of the property and the nonconforming floor area ratio (FAR) requirement, and a special permit under SZO §9.13 for parking relief. RA Zone. Ward 3.
Date(s) of Hearing(s):	1/9, 1/23, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17, 5/1
Staff Recommendation:	None at this time
ZBA Action:	Voted on March 20, 2019 to continue the application to May 1, 2019.
Current Status:	The Staff anticipates the Applicant will submit a request to continue to June 19, 2019.

<b>24 Hanson Street (ZBA 2018-161)</b>	
Applicant:	BruceDharma, LLC
Property Owner:	BruceDharma, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, BruceDharma, LLC, seeks a special permit with site plan review under SZO §7.2 to construct a second principal structure on the lot (a single family dwelling) and a special permit under SZO §9.13 for parking relief. RB Zone. Ward 2.
Date(s) of Hearing(s):	1/9, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17, 5/1
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on April 3, 2019 to continue the application to May 1, 2019.
Current Status:	The applicant has request to continue to May 15, 2019.



<b>346 Somerville Avenue (ZBA 2019-19):</b>	
Applicant:	346 Somerville Avenue, LLC
Property Owner:	Palmac Realty Corp
Agent:	N/A
Legal Notice:	Applicant, 346 Somerville Avenue, LLC, and Owner, Palmac Realty Corp, seek Variances, Special Permits and Special Permit with Site Plan Review (SPSR) to construct a 100-unit residential structure with inclusionary housing. Among the zoning relief triggers are building height, lot area per dwelling unit, parking, inclusionary housing, FAR. SZO sections and articles including §4.4.1, §8.5, §7.11, §5.5. CCD55 zone. Ward 2.
Date(s) of Hearing(s):	3/6, 3/20, 4/3, 4/17, 5/1
Staff Recommendation:	None at this time.
ZBA Action:	Voted on March 6, 2019 to continue the application to May 1, 2019.
Current Status:	The Staff anticipates the Applicant will request a continuance to May 15, 2019.

<b>171 Cedar Street (ZBA 2018-191)</b>	
Applicant:	171 Cedar Street, LLC
Property Owner:	171 Cedar Street, LLC
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant and Owner, 171 Cedar Street, LLC, seeks special permits under §4.4.1 of the SZO for alterations to a non-conforming property including increasing the gross floor area of more than 25%. Number of units to increase from two to five. Special Permit with Site Plan Review (SPSR). Parking relief under Article 9 of the SZO. BB zone. Ward 5.
Date(s) of Hearing(s):	2/20, 3/6, 3/20, 4/3, 4/17, 5/1
Staff Recommendation:	None at this time.
ZBA Action:	Voted on April 17, 2019 to continue to May 1, 2019.
Current Status:	The Staff anticipates the Applicant will submit a request to continue to May 15, 2019.

<b>81-83 Alpine Street (ZBA 2018-141)</b>	
Applicant:	Elan Sassoon
Property Owner:	Catherine A. DeStefano, Trustee of the Francis J. Bucca Family Trust
Agent:	N/A
Legal Notice:	Applicant, Elan Sassoon, and Owner, Catherine A. DeStefano, Trustee of the Francis J. Bucca Family Trust, seek special permits under §4.4.1 to alter a non-conforming property by increasing the GFA by more than 25%, extending the non-conforming front yard setback to the right and into the side yard. Parking relief under Article 9 of the SZO. RB zone. Ward 5.
Date(s) of Hearing(s):	11/28, 12/12, 1/9, 1/23, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17, 5/1
Staff Recommendation:	Recommendation forthcoming.
ZBA Action:	Voted on April 17, 2019 to continue to May 1, 2019.
Current Status:	The Staff anticipates the Applicant will submit a request to continue to May 15, 2019.



<b>42 Henderson Street (ZBA 2018-189)</b>	
Applicant:	Gary J. Lopresti
Property Owner:	MaryAnn Rapoza
Agent:	Richard DiGiralomo
Legal Notice:	Applicant and Owner, XYZ32MP, Inc., seeks Special Permits under §4.4.1 for alterations to a non-conforming property including adding a dormer and deck within the left side yard setback, increasing the non-conforming FAR through renovations. Parking relief under Article 9 of the SZO. RB zone. Ward 5.
Date(s) of Hearing(s):	4/3, 4/17, 5/1
Staff Recommendation:	None at this time.
ZBA Action:	Voted on April 17, 2019 to continue to May 1, 2019.
Current Status:	The Staff anticipates the Applicant will submit a request to continue to May 15, 2019.

<b>241 Summer Street (ZBA 2019-18)</b>	
Applicant:	Gary J. Lopresti
Property Owner:	MaryAnn Rapoza
Agent:	N/A
Legal Notice:	Applicant, Gary J. Lopresti, and Owner, MaryAnn Rapoza, see Special Permits under §4.4.1 of the SZO to enclose a first floor rear porch within the left and rear yard setbacks. RB zone. Ward 5.
Date(s) of Hearing(s):	4/3, 4/17, 5/1
Staff Recommendation:	None at this time.
ZBA Action:	Voted on April 17, 2019 to continue to May 1, 2019.
Current Status:	The Staff anticipates the Applicant will submit a request to continue to May 15, 2019.

<b>169 Tremont St: (ZBA 2019-17)</b>	
Applicant:	Santino Ferrante
Property Owner:	Tremont 2000, LLC
Agent:	N/A
Legal Notice:	Applicant. Santino Ferrante, and Owner, Tremont 2000, LLC), seek Special Permits under §4.4.1 of the SZO to enclose rear porches within the right side yard setback. RB zone. Ward 2.
Date(s) of Hearing(s):	4/3, 4/17, 5/1
Staff Recommendation:	None at this time.
ZBA Action:	Voted on April 17, 2019 to continue to May 1, 2019.
Current Status:	The Staff anticipates the Applicant will submit a request to continue to May 15, 2019.



<b>74 Winslow Avenue: (ZBA 2019-11)</b>	
Applicant:	Jamie Maguire & Michael Hovanec
Property Owner:	Jamie Maguire & Michael Hovanec
Agent:	N/A
Legal Notice:	Applicants, Jamie Maguire & Michael Hovanec, seek special permits under §4.4.1 of the SZO to reconstruct a deck within the rear and right side yard setbacks. RA zone. Ward 6.
Date(s) of Hearing(s):	4/3, 4/17, 5/1
Staff Recommendation:	None at this time.
ZBA Action:	Voted on April 17, 2019 to continue to May 1, 2019..
Current Status:	The Staff anticipates the Applicant will submit a request to continue to May 15, 2019.

**Previously Opened Cases to be Heard**

<b>41-43 Francesca Avenue (ZBA 2019-07)</b>	
Applicant:	Yuan Kui Shen
Property Owner:	Yuan Kui Shen
Agent:	N/A
Legal Notice:	Applicant and Owner, Yuan Kui Shen, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure to construct a 2.5-story rear addition and two dormers on the right side of the ridge. RA Zone. Ward 6.
Date(s) of Hearing(s):	3/20, 4/3, 4/17, 5/1
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on April 17, 2019 to continue to May 1, 2019.
Current Status:	Will be heard.

<b>111 Summer Street (ZBA2018-171)</b>	
Applicant:	Elan Sassoon
Property Owner:	111 Summer St. LLC
Agent:	N/A
Legal Notice:	Applicant, Elan Sassoon, and Owner, 111 Summer St. LLC , seek special permits under §4.4.1 of the SZO for alterations to a non-conforming property including increasing the gross floor area (GFA) by more than 25%. Variance to reduce the rear yard setback from 38.4 feet to 10.25 feet. Parking relief under Article 9 of the SZO. RB zone. Ward 3.
Date(s) of Hearing(s):	2/20, 3/6, 3/20, 4/3, 4/17, 5/1
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on April 17, 2019 to continue to May 1, 2019.
Current Status:	Will be heard.



<b>84 Franklin Street (ZBA 2017-50-R1-08/18)</b>	
Applicant:	Novo Development Holdings, LLC
Property Owner:	84 Franklin Street, LLC
Agent:	N/A
Legal Notice:	Applicant, Novo Development Holdings, LLC, and Owner, 84 Franklin Street, LLC, seek relief under §5.3.8 of the SZO to revise a previously-granted Special Permit. RB zone, Ward 1.
Date(s) of Hearing(s):	4/3, 4/17, 5/1
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on April 17, 2019 to continue the application to May 1, 2019.
Current Status:	Will be heard.

**New Cases to be Opened and Heard**

<b>56-58 Upland Road (ZBA 2019-32)</b>	
Applicant:	Brian Salerno
Property Owner:	Brian Salerno
Agent:	N/A
Legal Notice:	Applicant and Owner, Brian Salerno, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a dormer, finishing the basement, and altering the porches. RB Zone. Ward 7.
Date(s) of Hearing(s):	5/1
Staff Recommendation:	Revisions Recommended
ZBA Action:	--
Current Status:	Will be heard.

<b>115 Beacon Street (ZBA 2018-159)</b>	
Applicant:	115 Beacon Street, LLC
Property Owner:	Maryann Heuston
Agent:	N/A
Legal Notice:	Applicant, 115 Beacon Street, LLC, and Owner, Maryann Heuston, seek Special Permits to build a 4-unit residential structure where a single-family structure now stands. Articles 4, 5, 7, 8, & 9 of the SZO. NB zone. Ward 2.
Date(s) of Hearing(s):	5/1
Staff Recommendation:	Recommendation forthcoming
ZBA Action:	--
Current Status:	Will be heard.



<b>30 Berkeley Street (ZBA 2019-28)</b>	
Applicant:	Elizabeth R. Adams
Property Owner:	Elizabeth R. Adams
Agent:	N/A
Legal Notice:	Applicant and Owner, Elizabeth R. Adams, seeks a Special Permit under §4.4.1 of the SZO to increase the non-conforming FAR by finishing portions of the attic, creating a bathroom and office/studio. RA zone. Ward 3.
Date(s) of Hearing(s):	5/1
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

<b>10-12 Ward Street (ZBA 2017-122-E-12/18)</b>	
Applicant:	Block Properties, LLC
Property Owner:	14 Ward Street, LLC
Agent:	N/A
Legal Notice:	Applicant, Block Properties, LLC, and owner, 14 Ward Street, LLC, seek a revision to a special permit under §5.3.8 of the SZO. Proposed changes include window arrangement.
Date(s) of Hearing(s):	5/1
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

<b>711-713 Broadway (ZBA 2019-10)</b>	
Applicant:	Keith Schubert
Property Owner:	Ed Pignone
Agent:	N/A
Legal Notice:	Applicant, Keith Schubert, and Owner, Ed Pignone, seek Special Permits under Article 4 of the SZO to expand the GFA of the existing restaurant space, increase the seating and dining area. Parking relief under Article 9 of the SZO. NB zone. Ward 5.
Date(s) of Hearing(s):	5/1
Staff Recommendation:	Recommendation pending
ZBA Action:	--
Current Status:	Will be heard.



<b>48 Cameron Street (ZBA 2019-30)</b>	
Applicant:	Joanna London
Property Owner:	Joanna London
Agent:	N/A
Legal Notice:	Applicant / Owner, Joanna London, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a rear addition above an existing one-story portion of the structure and dormers on both sides of the roof. RB Zone. Ward 7.
Date(s) of Hearing(s):	5/1
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

<b>111 Beacon Street (ZBA 2018-158)</b>	
Applicant:	111 Beacon Somerville, LLC
Property Owner:	Maryann Heuston
Agent:	N/A
Legal Notice:	Applicant, 111 Beacon Somerville, LLC, and Owner, Maryann Heuston, seek Special Permits and Special Permit with Site Plan Review (SPSR) to increase the number of units from three to six by constructing a second principal structure at the rear of the site, increase the GFA by more than 25%. Parking relief for number of spaces and compact spaces. Articles 4,5,7,8, & 9 of the SZO NB zone. Ward 2.
Date(s) of Hearing(s):	5/1
Staff Recommendation:	Recommendation forthcoming
ZBA Action:	--
Current Status:	Will be heard.

**Other Business:**

Meeting minute approval:

- March 20, 2019

*Plans and reports are available at the City of Somerville website at the following link:*

<https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>

